

CONFIDENTIAL APPENDIX C

Schedule '2'

WITHOUT PREJUDICE ~ (July 15, 2021)

Draft Site and Area Specific Policy (SASP) for Dufferin Mall

**CITY OF TORONTO
BY-LAW XXXX**

To adopt an amendment to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2020, as 900 Dufferin Street.

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. XXX to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT NO. XXX TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2020 AS
900 DUFFERIN STREET

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by adding the following policy and associated map:

XXX. 900 Dufferin Street [NTD: Map to be inserted of entire site]

A. INTERPRETATION

- 1) The Dufferin Mall is located at the southwest corner of Dufferin Street and Croatia Street in Toronto's Dufferin Grove neighbourhood. The Dufferin Mall property is an 86,100 square metre parcel of land that was developed into a shopping plaza in the 1950s, and converted into an enclosed shopping centre in the mid-1970s. The development of the mall included a multi-level parking structure as well as surface parking.
- 2) Should Dufferin Mall redevelop over time, the Site will evolve into a complete and inclusive mixed use community that will be integrated with surrounding neighbourhoods. In addition to providing a range of housing options for new residents, the new neighbourhood will include diverse retail offerings, community facilities and distinctive streetscapes designed to create a highly walkable, family-friendly environment. The redeveloped mall site will also be characterized by a unique network of public parks and open spaces designed to complement the existing landmark parks in the area, including Dufferin Grove Park.
- 3) The purpose of Site and Area Specific Policy No. XXX is to ensure that the long-term redevelopment of the Dufferin Mall is planned comprehensively. The Land Use Study, required in Section B, and its implementation, will guide the incremental, phased redevelopment of the mall site through its evolution into a complete community.
- 4) Site and Area Specific Policy No. XXX is intended to be read with the policies of the Official Plan applicable to the Site, except where provided otherwise.

- 5) Any reference to "Development Area "A"" means the area delineated and labelled on Map 1 of this SASP.
- 6) Any reference to "Development Area "B"" means the area delineated and labelled on Map 1 of this SASP.
- 7) Any reference to the "Site" within this SASP means Development Area "A" and Development Area "B" collectively as a whole.

B. DEVELOPMENT AREA "B" AREA PLANNING STUDY

- 1) In addition to the required plans, drawings, studies and reports identified in Official Plan Policy 5.5.2 and Schedule 3 of the Official Plan, an area planning study must be completed for Development Area "B". No zoning by-law amendment application may be approved for Development Area "B", until the area planning study has been completed and approved through a subsequent Site and Area Specific Policy for Development Area "B". A Zoning By-law amendment application may be made concurrently with the subsequent Site and Area Specific Policy for Development Area "B". The area planning study shall include the following components below, and address the matters identified in the Policies in Sections C. to K., below:
 - i. A Block Context Plan that integrates Development Area "A" with Development Area "B", and the surrounding community, with particular regard to the surrounding *Neighbourhoods*. The Block Context Plan shall apply the City's complete streets principles and establish a network of public streets, development blocks, pedestrian and cycling facilities and connections, parks and open spaces, and privately-owned publicly-accessible spaces, that contribute to a safe, comfortable and connected public realm;
 - ii. A Public Streets Plan which establishes the general size and configuration of development blocks, that accommodates new development and ensures connectivity with new and existing streets and all modes of transportation, including active transportation supported by a Transportation Impact Study that supports the proposed Block Context Plan and Public Streets Plan, whereby such study will assess multi-modal transportation and include a comprehensive transportation demand management plan;
 - iii. A Parks and Open Space Plan that identifies general locations and configuration of new public parks, which shall be conveyed to the City as fully unencumbered parkland dedication on the Site, and other forms of open space such as Privately-Owned Publicly Accessible Spaces ("POPS");

- iv. A Built Form Strategy which provides for directions on a mix of building types that implement the general directions in Section G of this SASP;
- v. An Economic Development Strategy that identifies opportunities for sustained employment and investment in non-residential development and recommends actions and policies to attract business and support employment growth, with consideration of the retention of existing retail gross floor area within Development Area "B";
- vi. A Housing Plan that identifies for each phase of residential development both the percentage of units that will be two and three bedrooms in size, and the mix of market and affordable housing consistent with the relevant provisions under the *Planning Act* and Official Plan, including policy 3.2.1.9 (the "Large Sites Policy");
- vii. A Community Services and Facilities Strategy that identifies community space and facility needs, which may include the provision of child care centres, community recreational centres, community agency spaces, libraries and other services, and sets out priorities to support growth. It should include potential locations for these facilities in Development Area "B" and be integrated into the required Phasing and Implementation Plan, as well as provide opportunities for co-location. The specific community service facilities will be secured in accordance with Section I of this SASP;
- viii. An Energy Strategy addressing, among other matters, sustainability and climate resilience built into the future development of Development Area "B" including consideration of energy systems such as district energy, zero net systems, geo-thermal and renewable energy;
- ix. A Green Infrastructure Strategy that includes consideration of stormwater management systems, landscaped open space and growing space and sufficient soil volume for trees to create an environmentally sustainable community; and
- x. A Phasing Strategy and Implementation Plan to ensure the orderly development of a mix of uses on the Development Area "B", which may include the use of holding provisions to provide for the orderly sequencing of development in phases, including the provision of infrastructure and services.

C. LAND USE

- 1) A diverse mix of uses will be provided on Development Area "B", which shall be more specifically determined as part of the area planning study identified in Policy B. 1). The intent will be to provide spaces for a range of uses that

will allow the Site to be animated at all times of the day, supporting the creation of a complete community.

- 2) Where appropriate, as determined through the area planning study, new buildings will reserve space at-grade for retail and other non-residential uses, which will animate the public realm. This may include community-oriented uses and a combination of larger as well as unique smaller-scale retail stores and businesses in a range of unit sizes.
- 3) Residential uses should include a mix of unit types which accommodate different households. Where commercial uses are located on the ground floor of buildings, residential uses should be located in the upper floors, including base buildings and towers. Residential uses are encouraged to include a range of sizes and tenures.
- 4) Community and service facilities will be encouraged to be located in the ground floor of buildings to establish a socially-oriented and inviting interface with the public realm throughout the Site.

D. TRANSPORTATION NETWORK

- 1) Development Area “B” will include a connected, grid-like network of public streets. Private streets are generally discouraged, but where deemed appropriate, and as agreed to between the Applicant and the City, they will be designed to meet the City's design standards for new streets. Multi-modal connections to the existing community will be developed. These should include, but are not limited to, pedestrian, cycling, transit and vehicular connections.
- 2) The public street network will establish direct connections to the following existing public streets:
 - i. Croatia Street, generally aligning with Pauline Avenue Extension; and
 - ii. Dufferin Street.
- 3) The public street network shall also create direct connections to the existing residential street network to the west and south of Development Area “B” to promote safe and convenient travel options through the site to the surrounding community. These connections may be vehicular and/or pedestrian connections to the new public street network.
- 4) The future street network, including the location, alignment, and function of streets and the number and location of connections and intersections will be determined through the Public Streets Plan required by Policy B(1.ii), which will form part of a subsequent SASP required by Policy B(1), Zoning

By-law Amendment and Draft Plan of Subdivision for Development Area "B".

- 5) A north-south public street extending Pauline Avenue south of Croatia Street will be required through the Site, with a right-of-way width of 18.5 metres. The new north-south public street will include consideration of relocating the POPS at Croatia Street in Development Area "A" elsewhere on the Site to accommodate this new public street. The new north-south public street may be encumbered by a below-grade parking structure, or alternatively may be an unencumbered fee simple strata public street above the below-grade parking structure that allows the below-grade parking structure within Development Area "A" to remain in situ, if such encumbrance or encroachment, including the location and/or configuration, is acceptable at the sole discretion of City Council. In any event, the private below-grade parking structure will not be required to be removed and/or relocated. The exact location, alignment and design of public streets will be determined through a Draft Plan of Subdivision for Development Area "B".
- 6) To accommodate an acceptable alignment of the new north-south public street with Pauline Avenue to the north in Policy D. 5) above, the loading spaces located on the northwest portion of Development Area "A" shall be reconfigured and/or relocated to an alternative location on the Site through the redevelopment of Development Area "B". The appropriate reconfiguration and/or relocation of the loading facilities will be explored as part of the review process for a Zoning By-law Amendment application submitted for Development Area "B", and the timing of the relocation will be identified in the required Phasing and Implementation Strategy.
- 7) Permeability through the Site for pedestrian access to the Dufferin TTC Subway Station, including safe and well-designed below-grade connections, will be encouraged, where appropriate.

E. PARKLAND

- 1) New public parkland will be required to support and meet the needs of residents and employees of the Site and broader community. There will be a new public park of a significant size within Development Area "B". Opportunities to expand the public park located within Development Area "A" will be explored as part of the required studies to implement this SASP.
- 2) Additional locations for public parkland in Development Area "B" will be explored as part of the required study to implement this SASP. New parks will complement the existing location and function of existing parks in the surrounding context, such as Dufferin Grove Park and the park located at 90 Croatia Street, to form a network of accessible, pedestrian-friendly green spaces.

F. PUBLIC REALM

- 1) An enhanced streetscape along Dufferin Street will be designed to define, support and extend the public realm character north of the Site and create a vibrant urban place by ensuring that the implementation of that streetscape will be prioritized.
- 2) The private street in Development Area "A" will be extended to the first new east-west public street in Development Area "B" and establish a promenade through the Site, with trees and animated ground floor uses.
- 3) Privately Owned Publicly-Accessible Spaces ("POPS") may be provided in key locations in Development Area "B" to complement the network of parks and open space on the Site. Linkages connecting both public and private open space features and the public realm will be established.
- 4) Development will locate density and built form strategically and design buildings appropriately to minimize shadows in order to preserve the utility of sidewalks, parks, open spaces, natural areas, child care centres, playgrounds, schools and other institutional open spaces, outdoor amenity spaces and POPS.
- 5) Development in Development Area "A" will achieve a minimum of X per cent/X hours of sunlight, as measured from 9:18 a.m. to 5:18 p.m., on the existing public park on the north side of Croatia Street between March 21st and September 21st [exact percentage to be reviewed/revised satisfactory to Chief Planner based on final satisfactory shadow studies].
- 6) Development in Development Area "B" will achieve:
 - i. A minimum 50 per cent of sunlight, as measured from 9:18 a.m. to 5:18 p.m., on the public parkland located within Development Area "A" between March 21st and September 21st;
 - ii. No net new shadows on the public park located on the north side of Croatia Street, as measured from 9:18 a.m. to 5:18 p.m., between March 21st and September 21st; and
 - iii. While not encouraged by the policies of this SASP, minor deviations to Policy F. 6) i. may be permitted through a Zoning By-law Amendment provided that the intent of the policies are maintained in a quantitative and qualitative sense.

G. BUILT FORM

Building Transition, Building Height and Building Type

- 1) All new development within Development Area "B" will provide appropriate transitions to the adjacent *Neighbourhoods*. A 45 degree angular plane from the relevant *Neighbourhoods* will be considered to determine appropriate transitions. An angular plane from the Brockton Stadium lands will not be required, however an angular plane from the *Neighbourhoods* west of Brock Avenue will be required in accordance with this Policy.
- 2) The greatest building height in metres shall be the 36-storey tall building located in Development Area "A", with subsequent new development in "Development Area "B" transitioning down in height, scale and massing into the adjacent blocks and towards surrounding low-rise *Neighbourhoods* and *Parks*.
- 3) A mix of building types will be required to provide diversity in the built form and to promote a range of unit types to accommodate different households, which may include tall, mid-rise, and low-rise buildings.
- 4) Development in Development Area "B" in close proximity to *Neighbourhoods* shall provide sensitive and gradual transition of building height, scale and massing. Alternatively, private or public open space may be considered adjacent to these areas as a form of transition within Development Area "B".

Base Building Heights

- 5) Minimum and maximum base building heights for tall buildings and mid-rise buildings will be established to define and support the functions and characteristics of adjacent streets, parks and open spaces, and to support an overall pedestrian friendly environment.

Setbacks and Stepbacks

- 6) Development within Development Area "B" will provide minimum setbacks and stepbacks from streets, parks and open spaces generally consistent with the Tall Building and Mid-rise Urban Design Guidelines.

Floorplate size

- 7) The tower floorplates of residential tall buildings and the residential portion of mixed-use tall buildings within Development Area "B" will generally have a maximum floorplate size of 750 square metres above the base building. Increases to the 750 square metre floorplate size may be appropriate where the impacts of the larger floorplate, including but not necessarily limited to

steppbacks, setbacks, separation distance, shadow, sky-view and wind, are addressed.

- 8) The tower floorplates of residential tall buildings in Development Area "A" will not be considered as a precedent for tower floor plates of residential tall buildings and the residential portion of mixed-use tall buildings in Development Area "B".

H. HOUSING

- 1) The Dufferin Mall site will redevelop to become an inclusive and complete neighbourhood where residents can enjoy housing built to be appropriate to their means and needs throughout their lifetimes. The housing policies will encourage a diverse neighbourhood with a range of housing opportunities in terms of tenure and affordability, such as housing for larger households, seniors, students, lower-income, and other special needs households, to provide for a complete housing spectrum.
- 2) Prior to any development of the Development Area "B", a Housing Plan will be required that identifies in each phase of residential development: the percentage of units that will be two and three bedrooms in size, and how required affordable housing will be delivered.
- 3) To achieve a balanced mix of unit types, and to support the creation of housing suitable for families, development containing more than 80 new residential units will include larger units, as follows:
 - i. A minimum of 15 percent of the total number of units as 2-bedroom units;
 - ii. A minimum of 10 percent of the total number of units as 3-bedroom units; and
 - iii. An additional 15 per cent of the total number of units being a combination of 2-bedroom and 3-bedroom units.
- 4) The City may reduce the minimum requirements for larger units where the development of the Site includes:
 - i. Social housing or other publicly-funded housing; or
 - ii. Specialized housing such as residences owned or operated by a post-secondary institution or a health centre institution or other entities to house seniors, students, patients or employees, or people with special needs.

- 5) [Policy language to be inserted and reviewed/revised as an amendment to Policy 3.2.1.9 b) satisfactory to Chief Planner based on final satisfactory Affordable Housing contribution in accordance with City Council direction for Development Area "A"]
- 6) Where residential uses are permitted, a phasing plan shall identify the phases where affordable housing will be delivered within Development Area "A" and Development Area "B".

I. COMMUNITY SERVICES AND FACILITIES

- 1) New and/or expanded community services and facilities will be required to support and meet the needs of residents and employees of the Site and broader community. Community services and facilities will be identified and reviewed by the City through the development review process, in order of priority, with the provision of:
 - i. New, expanded or retrofitted space for one or more community facilities on-site;
 - ii. New, expanded or retrofitted space off-site within an appropriate distance from the Site; and/or
 - iii. A contribution toward a specific community service facility that meets identified needs as required by the City.
- 2) A Community Services and Facilities Implementation Plan will be submitted with any Draft Plan of Subdivision or Zoning by-law Amendment application for the Site.
- 3) Any on-site Community Service Facilities are encouraged to be provided in the first phase of development of Development Area "B".

J. ENERGY CONSERVATION AND CLIMATE CHANGE

- 1) The design and construction of buildings and landscapes should minimize consumption of non-renewable resources, reduce greenhouse gas emissions and pollution, enhance the natural environment, and address the impacts of climate change. New development will incorporate climate resilience through the inclusion of sustainable building design features, as identified in the Green Infrastructure Strategy required in Policy B(1.ix), which may include green roofs, green stormwater infrastructure, grey water recycling, and other sustainable development practices.
- 2) The development in Development Area "A" will not preclude the provision of future energy systems to be pursued in Development Area "B" as a result

of the required study. Development in Development Area "A" will be "district energy ready" and will pursue options to improve building resilience and sustainability.

- 3) New development will be strongly encouraged to achieve Tier 2 of the Toronto Green Standard or higher.

K. IMPLEMENTATION

Draft Plan of Subdivision

- 1) Prior to any development of all or any part of the Development Area "B" and prior to the approval of any zoning by-law amendment, for all or part of the Development Area "B", a Draft Plan of Subdivision will be required to be approved for the entirety of the Development Area "B". A Draft Plan of Subdivision may be approved concurrently with any Zoning By-law Amendment for all of Development Area "B".
- 2) A Subdivision Agreement will be entered into and registered on the entirety of the Development Area "B" to implement the results of the study contemplated in Policy B(1) of this Site and Area Specific Policy, and other related matters.
- 3) The phasing of development and required infrastructure for Development Area "B", including the provision of all new public streets, municipal services, transportation infrastructure, and parkland will be addressed and secured through a Draft Plan of Subdivision.
- 4) The implementation of the street network on the Site may occur incrementally over time. Phasing of the transportation system for the Site, including related improvements and infrastructure, will occur in an integrated manner and be secured in a Subdivision Agreement which will provide for phasing of the transportation system over time.
- 5) Any development shall coordinate and implement any required infrastructure upgrades and/or improvements with the City, and other landowners (where appropriate), including the provision of new municipal and transit infrastructure where required to support development. This may also include the cost-sharing agreements between landowners, where appropriate.

Zoning By-law Amendments

- 6) Zoning By-law Amendments will include provisions dedicated to community services and facilities, where required, for the Site.

- 7) Development will be sequenced to ensure appropriate transportation infrastructure, municipal servicing infrastructure and community services and facilities, including parkland, are available to accommodate proposed development on the Development Area "B".
- 8) Where transportation improvements and/or new transportation infrastructure are identified as part of the Multi-Modal Transportation Impact Study, the Zoning By-law Amendments may include a holding by-law for all or part of the Development Area "B" until those matters are implemented in a manner satisfactory to the City or such arrangements are secured in a manner satisfactory to the City to permit development to proceed concurrent with the identified transportation improvements and/or new transportation infrastructure.

Urban Design Guidelines

- 9) Urban Design Guidelines will be developed to the satisfaction of the Chief Planner and Executive Director, City Planning, to complement the Zoning By-law and will guide the design of the buildings and open space elements of the project in terms of design excellence, built form, public realm and mobility. Urban Design Guidelines will guide development to implement the Official Plan and the area study implementing this Site and Area Specific Policy and assist staff in evaluating applications for Site Plan Approval. Urban Design Guidelines will be developed and approved by City Council concurrent with any Zoning By-law Amendment for Development Area "B".

ATTACHMENTS

Map 1: Development Areas "A" and "B"

